

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: Gerald Hamel

Case #: 52-R-01

Date: April 10, 2001

Comments:

1. Must comply with the Fair Housing Act. Is there an elevator? Two handicap spots required.

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Division: Engineering

Member: Tim Welch
828-5123

Project Name: Gerald Hamel

Case #: 52-R-01

Date: 4/10/01

Comments:

Engineering comments will be available at the DRC meeting.

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Division: Fire

Member: Albert Weber
761-5875

Project Name: Gerald Hamel

Case #: 52-R-01

Date: 4-10-01

Comments:

- 1) Stairs must be designed to meet NFPA 101, 5-2.2.6.2 or 5-2.2.6.4
- 2) Show fire main, hydrants, DDC and FDC on civil plan.
- 3) Flow test required.
- 4) Fire sprinkler system required at permit.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Gerald Hamel

Case #: 52-R-01

Date: 4/10/01

Comments:

1. Trees must be at least class "C" to count for Code requirements. (The Indian Rosewood on the Landscape Notes Plant List is a "D").
2. There must be a continuous screen (such as a hedge) maintained at a 30" ht. where a vehicular use area abuts an adjoining property.
3. Make sure tree spacing requirements are met. (In some locations Oaks are shown 10' away from Poinciana; Code spacing is 30' between shade trees.)
4. Develop a more definitive street tree scheme, a minimum of 50% of which should be shade trees.
5. The nose of peninsula tree islands must be curbed.
6. Provide a list of the existing trees and palms on the site that would require permits to remove or relocate, their names and sizes. Any that would be considered good candidates for relocation should be relocated. All Tree Preservation Ordinance requirements apply.
7. Show tree and palm heights on the plant list.
8. Indicate any utilities (such as overhead utilities) that would affect proposed planting on the Landscape Plan.
9. Verify that the minimum 35% site landscape area requirement is met (an overlay may be required.)
10. Signoff plans must contain the name of the Landscape Architect who prepared the plan.

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SITE PLAN REVIEW AND COMMENT
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Division: Planning

Member: Bruce Chatterton
828-5981

Project Name: Gerald Hamel 25 Unit Apartment

Case #: 52-R-01

Date: April 10, 2001

Site Plan Review for 25 apartment units in the RMM-25 District

Comments:

1. Since the subject site is designated as Employment Center on the Land Use Map, development as residential requires the use of flex units per 47-28.1 from Employment Center to Residential in Flex Zone 55. Contact Dan Siff (828-8979) with the Office of Community and Comprehensive Planning to determine and document if flex units are available.
2. Show pedestrian pathways from parking areas to building entrances on the landscape plan. Provide pedestrian-scale lighting for all on-site pedestrian connections.
3. Please provide a text narrative describing all construction activities, staging and phasing anticipated for the site.
4. Provide clearer and more detailed elevations.
5. Indicate land uses and zoning districts of all adjacent properties on site plan. Show adjacent building mass outlines and the existing wall on the site plan and on all elevations.
6. Confirm with Engineering representative if traffic study or statement is required.
7. Indicate vehicular sight triangles on site and landscape plans.
8. Please provide topographic data for the subject site and indicate on the site plan. Provide a determination of building height based on the average elevation of the site as per definitions in 47-2.
9. Please provide a correct survey, covering the subject development site.
10. Label cardinal directions on all elevations.

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11. Provide a narrative describing how trash will be handled on the site. Screen and enclose the dumpster per 47.19.4.D.
12. Please provide a table that gives a complete breakdown of the parking calculations, including square footages for each parking requirement.
13. Please confirm with Engineering representative if the 19' driveway lane located between the interior and exterior parking areas is sufficient.
14. Please indicate street trees and the existing sidewalk on the site and landscape plans.
15. Please provide dimensions to the centerline of the adjacent right of way (Miami Road).
16. Discuss with Engineering representative the potential need for additional right of way or curb and gutter for Miami Road.
17. Confirm with Landscape representative if vehicular use area landscape requirements have been met (ULDR 47-21.9).
18. Include a graphic scale on the plans.
19. Additional comments may be forthcoming.

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Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: Gerald Hamel

Case #: 52-R-01

Date: April 10, 2001

Comments:

1. Possible sewer and water impact fees, unable to determine at this time with the information provided.
2. Provide site plan showing sewer and water services to the building, including fire services with required backflows.
3. Provide site plan showing storm water retention and related calculations.
4. If garage drains are installed, see SFBC 4612.3 for Sand & Oil Interceptor requirements. Show location on site plan and discharge to storm water retention system. Note: Roof drainage system would bypass S&O Interceptor.
5. If cooling tower is be installed and water is required for make-up, show separate water meter at property line for cooling tower.

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Division: Police

Member: Robert Dodder
759-6421
Beeper 497-0628

Project Name: G. Hamel

Case #: 52-R-01

Date: 4-10-01

Comments:

1. What type of perimeter control will be used?
2. The parking lot lighting should not be placed so as to have the tree's canopies block the flow of lumens from the lighting fixtures.
3. What type of access control system will be used for the building?
4. If these are to be rental units, a non-master key, key control system should be used.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Gerald Hamel

Case #: 52-R-01

Date: 4/10/01

Comments:

1. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
2. Provide design details of dumpster enclosure and location shall comply with the setbacks for the zoning district in which they are located in accordance with section 47-19.4.
3. Indicate what grade is and measure building height from grade to uppermost part of the roof structure. See definition of grade and height in section 47-2.
4. Setback dimensions shall in no case be less than an amount equal to one-half (1/2) the height of the building. A modification of yards may be permitted subject to the requirements of section 47-23.11.
5. Change parking data to indicate parking space instead of units.
6. Provide a minimum of a five (5) foot sidewalk along the lot frontage.
7. Provide a survey of the propose development site.
8. Additional comments may be discussed at DRC meeting.